



## Critical Areas Reasonable Use Determination Checklist

Community Development Department ♦ 80 Columbia Avenue ♦ Marysville, WA 98270  
(360) 363-8100 ♦ (360) 651-5099 FAX ♦ Office Hours: Monday - Friday 7:30 AM - 4:00 PM

- ☐ Cover letter to include a detailed project description.
- ☐ Application Fee: \$250.00 (administrative approval) + Critical Areas Review & SEPA review fees, if applicable
- ☐ Critical Areas Reasonable Use Determination application
- ☐ Legal Description
- ☐ Vicinity Map
- ☐ Title Report aka "Plat Certificate" (**current within 30 days of submittal**)
- ☐ Environmental Checklist, if necessary (signed and dated, 5 copies, applicable fee)
- ☐ Site Plan (5 full size and 1 reduced to 11 x 17") to include:
  - The name and title of the site plan;
  - The date, north arrow, and approximate engineering scale (e.g. 1"= 20', 1"= 30', 1"= 40', 1"= 50', 1"= 60');
  - Property lines and dimensions;
  - Location and dimension of critical areas (streams, wetlands, flood hazard areas, landslide hazard, erosion hazard, seismic hazard) and location and dimension of required buffers;
  - Five-foot contour lines;
  - Edge of bank (25 percent slope);
  - Existing and proposed structures and setbacks (including setbacks from streams, wetlands, etc.)
  - The location of existing driveways;
  - All easements and uses;
  - Existing and proposed utilities services; and
  - Fire hydrant location and distance.
- ☐ Written responses to the criteria set forth in MMC Section 22E.010.410, *General savings provisions – Reasonable Use Determination*, which follow:
  - That no reasonable use with less impact on the critical area and buffer or setback is feasible and reasonable;
  - That there is no feasible and reasonable on-site alternative to the activities proposed, considering possible changes in site layout, reductions in density and similar factors;
  - That the proposed activities, as conditioned, will result in the minimum possible impacts to critical area and buffer or setback;
  - That all reasonable mitigation measures have been implemented or assured;
  - That all provisions of the city's regulations allowing density transfer on-site and off-site have been considered; and
  - That the inability to derive reasonable economic use is not the result of the applicant's actions.
- ☐ Critical Areas Analysis and Preliminary Mitigation Plan (4 copies, if required, applicable fee). See 'Wetland Delineation Standards' checklist.
- ☐ Geotechnical Report (4 copies, if required)